

**VILLAGE OF COTTAGE GROVE**  
**PLAN COMMISSION**  
**Wednesday, April 13, 2016**

**MINUTES**

**1. Call to order**

The regular meeting of the Plan Commission for April 13, 2016, was called to order at 6:30 p.m. by Village Planner Erin Ruth.

**2. Determination of quorum and that the agenda was properly posted.**

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: Don Brinkmeier, Mick Conrad, Phyllis Jones-Morrison and Fred Schulze. Commission member Jon Russell was absent and excused. Commission member Kyle Broom arrived at 7:00 p.m. Staff members present were Village Administrator Matt Giese, Village Planner Erin Ruth, Village Engineer Mike Maloney and Village Attorney Leighton Boushea.

**3. Pledge of Allegiance**

**4. Nominations for Chairman Pro Tem for the April 13, 2016 Plan Commission meeting.**

**Motion** by Jones-Morrison to nominate Don Brinkmeier as Chairman Pro Tem, seconded by Schulze. **Motion** carried with a voice vote of 4-0-0.

**5. PUBLIC APPEARANCES – *Public's opportunity to speak about any subject that is not a specific agenda item.***

None

**6. Discuss and consider the minutes from the Plan Commission meeting of March 3, 2016.**

**Motion** by Schulze to approve the minutes from the March 3, 2016 Plan Commission meeting as read, seconded by Jones-Morrison. **Motion** carried with a voice vote of 4-0-0.

**7. Discuss and consider request from Huston Properties, Inc. to extend 10-year development period of the Arrowwood Village Planned Unit Development for another 10 years per 325-115(H)(3) of the Zoning Ordinance.**

Ruth explained that a general development plan is good for 10 years according to the Village Ordinances. This original plan was developed in 1998 and was extended in October of 2006. At this time they are requesting a second extension giving them an additional 10 years. Staff recommends approval. **Motion** by Conrad to recommend approval of the request from Huston Properties, Inc. to extend 10-year development period of the Arrowwood Village Planned Unit Development for another 10 years per 325-115(H)(3) of the Zoning Ordinance, seconded by Jones-Morrison. **Motion** carried with a voice vote of 4-0-0.

**8. Discuss and consider application from Huston Properties, Inc. for approval of a Precise Implementation Plan for the Aster Community Center and Independent Living Apartments, which features 68 units and a 4,400 square foot community center, as part of the Arrowwood Village Planned Unit Development.**

Dwight and Dale Huston along with Dennis Richardson of Huston Properties, Inc. were present. Dwight gave a presentation of their proposed 'Drumlin Residences'. Mr. Huston explained that the proposed site will have somewhere between 64 to 68 units. The aesthetics will all be the same or similar to the other buildings in the development. The entire property will be sprinkled. An updated set of plans from the ones in the packet were handed out. The only changes were the deletion of 5 outside parking stalls, the addition of a sidewalk along the side of the building and changing the side entry from a few stairs to all runway. Ruth stated that the number of parking stalls is sufficient for the Village Ordinances, however when looking at the requirements for apartment buildings, they are a few short. Conrad

commented that he has a concern with losing the parking places and feel we need to look at the building not as senior housing, but as a regular apartment building. There was then a long discussion on if the parking requirement should be lessened just because the intent is to build the facility as senior housing. Discussion was then had that given the campus setting of the area, Huston's should think about the possibility of a cross easement between the Memory Care parking lot which would be the building next door. Ruth then continued with going through the planning conditions and Mike Maloney went through the engineering conditions. **Motion** by Conrad to recommend approval of a Precise Implementation Plan for the Aster Community Center and Independent Living Apartments, which features 68 units and a 4,400 square foot community center, as part of the Arrowwood Village Planned Unit Development with conditions as set forth in the Planning Staff Report dated March 31, 2016 with the following change to the first condition requiring additional language stating that a cross access easement is recorded between the subject property and the adjacent memory care facility to allow sharing of parking, and with engineering conditions as set forth in the Engineering Project Review dated April 7, 2016, seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

**9. Comments from Commission Members.**

None

**10. Future agenda items.**

Look at parking requirements for apartment buildings.

**11. Adjournment**

**Motion** by Schulze to adjourn at 7:20 p.m., seconded by Jones-Morrison. **Motion** carried with a voice vote of 5-0-0.

Respectfully Submitted,  
Deb Winter, Clerk Treasurer  
Village of Cottage Grove  
Approved: May 11, 2016

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.